

CONNECTICUT RIVER FLOOD CONTROL

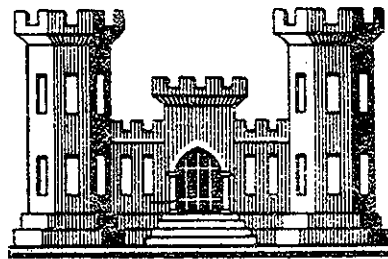
CHICOPEE FALLS

LOCAL PROTECTION PROJECT

CHICOPEE RIVER, MASSACHUSETTS

DESIGN MEMORANDUM NO. 3

REAL ESTATE



U.S. ARMY ENGINEER DIVISION, NEW ENGLAND
CORPS OF ENGINEERS WALTHAM, MASS.

MARCH 1963

MEMORANDUM (29 Mar 63)

1st Ind

Chicopee Falls, Mass.

SUBJECT: Design Memorandum No. 3, Real Estate, Chicopee River,
Chicopee Falls, Massachusetts

RE: DA Coffey, Washington 25, D. C., 9 May 1963

TO: Division Engineer, U. S. Army Engineer Division, New England,
Waltham, Massachusetts

Design Memorandum No. 3, Real Estate, Chicopee River, Chicopee Falls,
Massachusetts, is approved subject to the following comments:

1. The real estate values contained in subject Design Memorandum,
dated March 1962, covering Chicopee Falls Local Protection Project, are
approved for planning purposes. The price to be paid for land will be
determined by negotiation based on your approved appraised values, in
accord with agreement with the local interests that Section 301 policy
will be applied.

2. If land and interests in land cannot be acquired by local inter-
ests at just and reasonable prices, within the concept of Section 301
policy, the Federal Government will acquire the real property in the
Federal Court, under normal procedures. However, it is satisfactory for
local interests to institute and prosecute condemnation proceedings in
local courts for the purpose of clearing title, provided there will be
no delay in making the land available for construction purposes. The
foregoing information pertains to paragraph 12.D. of the report.

3. Design Memorandum No. 2 is also satisfactory to this office
insofar as it applies to the 20% local cooperation provision of the
project authorization.

FOR THE CHIEF OF ENGINEERS:

J. T. L.
a/d

W. C. H. H. H.
W. C. H. H. H.

Acting Director of Real Estate

ENGR78-AP (29 Mar 63)

1st Ind

Chicopee Falls, Mass.

SUBJECT: Design Memorandum No. 3, Real Estate, Chicopee River,
Chicopee Falls, Massachusetts

Hq, DA, OCOEgrs, Washington 25, D. C., 9 May 1963

TO: Division Engineer, U. S. Army Engineer Division, New England,
Waltham, Massachusetts

Design Memorandum No. 3, Real Estate, Chicopee River, Chicopee Falls,
Massachusetts, is approved subject to the following comments:


1. The real estate values contained in subject Design Memorandum, dated March 1963, covering Chicopee Falls Local Protection Project, are approved for planning purposes. The price to be paid for land will be determined by negotiation based on your approved appraised values, in accord with agreement with the local interests that Section 301 policy will be applied.

2. If land and interests in land cannot be acquired by local interests at just and reasonable prices, within the concept of Section 301 policy, the Federal Government will acquire the real property in the Federal Court, under normal procedures. However, it is satisfactory for local interests to institute and prosecute condemnation proceedings in local courts for the purpose of clearing title, provided there will be no delay in making the land available for construction purposes. The foregoing information pertains to paragraph 12.D. of the report.

3. Design Memorandum No. 3 is also satisfactory to this office insofar as it applies to the 20% local cooperation provision of the project authorization.

FOR THE CHIEF OF ENGINEERS:

1 Incl
w/d


WOODROW EEMERGE
Acting Director of Real Estate

CONNECTICUT RIVER FLOOD CONTROL

CHICOPEE FALLS

LOCAL PROTECTION PROJECT

CHICOPEE RIVER

MASSACHUSETTS

DESIGN MEMORANDUM NO. 3

REAL ESTATE

29 MARCH 1963

FLOOD CONTROL PROJECT

CHICOPEE FALLS LOCAL PROTECTION PROJECT

CHICOPEE RIVER

CHICOPEE RIVER BASIN
MASSACHUSETTS

DESIGN MEMORANDA INDEX

<u>Number</u>	<u>Title</u>	<u>Submission Date</u>	<u>Approved</u>
1	Omitted)		
2	General Design, Hydrology, Hydraulics & Geology	21 Dec 1962	22 Jan 1963
3	Real Estate	29 March 1963	
4	Concrete Materials	9 Nov 1962	23 Nov 1962
5	Embankment & Foundations	6 Mar 1963	
6	Pumping Stations		
7	Detailed Design of Structures	13 Mar 1963	

U. S. ARMY ENGINEER DIVISION, NEW ENGLAND
CORPS OF ENGINEERS

424 TRAPELO ROAD
WALTHAM 54, MASS.

ADDRESS REPLY TO:
DIVISION ENGINEER
NEDRR

REFER TO FILE NO.

SUBJECT: Design Memorandum No. 3, Real Estate, Chicopee River,
Chicopee Falls, Massachusetts

TO: Chief of Engineers
ATTN: ENGRE-AP
Department of the Army
Washington 25, D. C.

1. Submitted herewith for review and approval are two copies of Design Memorandum No. 3, Real Estate, covering lands and interests therein required in conjunction with the Chicopee Falls, Massachusetts local protection project. The area considered is located wholly along the Chicopee River in the City of Chicopee, Hampden County, Massachusetts.

2. It is estimated that only 2.2 acres of land with improvements will be acquired in fee. Remaining project requirements totalling about 400,000 square feet of developed land on the left bank of the river and 15 acres of unimproved land on the right bank will be acquired under suitable permanent easement. As a local protection project, the responsibility for real estate acquisition is vested with local interests and will be administered by the Massachusetts Water Resources Commission.

3. It is recommended that the subject Design Memorandum for Real Estate be approved, and this office be permitted to authorize and approve those aspects of the lands acquisition program by the local interests which are subject to review.

P. C. HYZER
Colonel, Corps of Engineers
Division Engineer

1 Incl
Design Memo No. 3, R.E.
(in dupe)

DESIGN MEMORANDUM NO. 3

REAL ESTATE


CHICOPEE FALLS LOCAL PROTECTION PROJECT

CHICOPEE, MASSACHUSETTS

29 March 1963

This Real Estate Design Memorandum has been prepared in accordance with EM 405-2-150 dated 1 October 1958 as revised.

PREPARED BY:


PAUL E. HANGLIN
Appraiser

REVIEW AND APPROVAL CERTIFICATION

The undersigned herewith certifies that he has reviewed this Real Estate Design Memorandum; that he has inspected the lands proposed for acquisition and comparable property in the vicinity; that data set forth herein are complete and accurate to the best of his knowledge.


W. B. BATTIS
Asst. Chief, Real Estate Division

APPROVED FOR THE DIVISION ENGINEER:


J. M. GEOGHAGAN
Chief, Real Estate Division

DESIGN MEMORANDUM NO. 3

REAL ESTATE

CHICOPEE FALLS LOCAL PROTECTION PROJECT

CHICOPEE, MASSACHUSETTS

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1. PROJECT DESIGNATION AND PURPOSE

This project has been designated as the Chicopee Falls Local Protection Project and was authorized by the Flood Control Act of 14 July 1960 (P.L. 86-645, 86th Congress). The purpose of the project is for the local protection of a densely built-up industrial area from periodic inundation, by construction of floodwalls and dikes along a portion of the Chicopee River in Chicopee, Massachusetts.

The project authorization provides, in part, that real estate rights required shall be acquired by local interests who shall also contribute 20% of qualified project costs and that costs allocated to real estate acquisition may be set off against the per centum contribution.

2. LOCATION AND GENERAL DESCRIPTION OF THE PROJECT

The basic project will consist of a continuous length of protective works including both dikes and concrete floodwalls along the southerly and easterly bank of the Chicopee River for a total length of about 5000 feet. The easterly end of the protective construction will connect to the southwesterly abutment of the Deady Memorial Bridge and then run in a westerly and southerly direction to the embankment of the B & M Railroad immediately south of the U.S. Rubber Company property. Where it is feasible, the protection will be provided by dikes which will have an average base width at present ground elevation of about 100' and vary in height from 0' to 28' above natural ground. In two areas where buildings are prohibitively close to the river bank, concrete flood walls will be used to permit adequate access between the flood wall and the forward walls of these buildings. At the southwesterly end, where buildings and other improvements are close to the river bank, the dike will be extended into the river a sufficient distance to permit construction without encroachment on essential land areas of the U.S. Rubber Company.

It is proposed that a permanent easement will be acquired along the southeast river bank adequate to accommodate the proposed protective construction and to permit inclusion of a right-of-way approximately 20' wide on the land side for maintenance and other purposes.

The proposed alignment will reduce the width of the river at the U.S. Rubber Company. To compensate, the opposite bank will be cut to restore the river width.

Several special problems are anticipated. The proposed construction will restrict natural drainage and cause storm water ponding. To eliminate the storm water and also waste process water from the plants, two pumping stations will be installed. During construction, a quantity of

clean process water must be available to U.S. Rubber Company. This will be provided by a gravity fed conduit which will run upstream of the construction area. These two problems will require a permanent easement for storm drains and water supply from a point near the east end of the project area to the pumping station between the Chicopee Manufacturing Company and U.S. Rubber Company. This easement will run generally along the alignment of a former millrace of the Chicopee Manufacturing Company which has been filled.

A low rough dam of the U.S. Rubber Company plant will have to be extended to reach the new westerly stream bank. This will be accomplished by modifying and extending the present rubble barrier at about the same elevation.

A system of low bituminous mounds will be installed between storm drain catch basins on the south side to control and direct the flow of storm water run-off. In most instances, these mounds will be within the area of permanent easement for utility lines or access or within the public streets. In all instances, they will be sloped in a manner that will avoid impeding access. Location and a plan of the project are included as PLATES #1 and #2, respectively.

3. DESCRIPTION OF THE AREA

The city of Chicopee is a part of the metropolitan area of Springfield and shares its advantages of central location and excellent access. The area is served by U.S. Route 20 and 5, the Massachusetts Turnpike and proposed Interstate Route 91 all of which connect with Massachusetts Route 116 and 141, the principal highways in Chicopee. Early growth of the city is attributable to its advantages for various manufacturing processes and in 1950, 62% of its employees were engaged in local manufacturing plants. In the past decade, population has increased by 25% to a current level of 62,000 as the city has become a residential suburb for Springfield as well as improved its position in the fields of manufacture and industrial production. Real estate activity is very strong for the area with less than 1% of available residential space vacant. An average of 400 new dwellings have been built each year for the past decade of record.

Chicopee has excellent municipal services and an average school system. All public utilities are available. Zoning and sub-division ordinances have been in effect since 1940 with average enforcement.

In general, the city has a better than average growth rate and a strong local economy soundly rooted in a broad-base diversified manufacturing community.

4. DESCRIPTION OF PROPERTIES AND PROPOSED ESTATES

Of principal importance to the basic project are the 3 major industrial complexes along the left bank of the river in the project area.

At the east end, the former Savage Arms Company plant was vacated when the company relocated. The entire plant was promptly sold to a speculator for a recorded price of \$215,000. This unit included 7 main buildings and several service buildings on a 4.5 acre tract of land roughly triangular in shape and bounded by the Chicopee River to the north; the Chicopee Manufacturing Company to the west and the former millrace canal of the Chicopee Manufacturing Company to the south with an access drive from Main Street near the west end. The apex of the triangle lies at the east end at Deady Memorial Bridge and Broadway with an access drive from the latter.

All of the main buildings are multi-story brick buildings of typical older style with construction varying from 3 stories to 6 stories with central steam heating plant and elevator service in each building. The buildings were structurally sound but in only fair condition at the time of sale. Several portions of the total property have been sold off at prices ranging from \$1.00 to \$3.00 per square foot.

At the center of the project area, a similar group of masonry factory buildings in a curve of the river is occupied by the Chicopee Manufacturing Company. There are six large main buildings of brick construction and several service buildings. The principal units consist of 3 large 4-story brick units. The ownership includes land on both sides of the river and the area of the former millrace canal which has been filled. Parts of the canal have been sold to others. This plant is in operation with about 90% of available space being utilized.

At the west end, the largest group of buildings is owned and occupied by the U.S. Rubber Company. Including service units, there are a total of 33 buildings with land on both sides of the river. The main buildings are of brick and concrete curtain wall construction ranging from 4 to 7 stories in height. This plant is in full operation.

A freight line of the B & M Railroad abuts or bisects each of these industrial plants with spur tracks serving each.

The principal construction components consisting of earthen dikes and concrete walls will run along the left bank of the river behind these three plants. In each instance, no buildings currently being used will be acquired, and with the possible exception of short periods during construction, there will be no interference with access or utility lines required for plant operation. In some areas on the Chicopee Manufacturing Company and U.S. Rubber Company ownerships, permanent easement will include access roads now used by these companies, but co-use of these roads is proposed.

Permanent easement will also be required for the sewage lines, drains and process water main which will also run through all three of these properties. These lines will be installed generally along the toe of the dike behind the U.S. Rubber Company Plant where an area will be extended into the river to accommodate the dike and a strip averaging 15' in width for access and utility lines without requiring any of the usable land area of this plant. Near the northerly edge of the U.S. Rubber Company property, the utility easement will run behind Buildings #1 and #2 and veer diagonally through a parking lot to land of the Chicopee Manufacturing Company. The easement will continue to the rear of garage and maintenance buildings fronting on West Main Street to a point opposite the curve where this street becomes Main Street in front of the main building of the Chicopee Manufacturing Company. Here, the utility easement runs through the filled area of the former canal, parallel to Main Street to the easterly end at Broadway. Pipelines will run under Broadway to the gatehouse of the City of Chicopee Dam to obtain a source of process water during the period of construction. A total of nine laterals will angle short distances from the main utility easement for catch basins and interceptor lines. The permanent easement for utility lines will vary from 20' to 30' in width and will not interfere with any buildings or improvements except for the temporary interference with the parking lot of the U.S. Rubber Company. The area of the former canal is now used for access and vehicle parking along the rear of stores fronting on Main Street.

It is important to note that no limitation of current land utilization will result from the permanent easements on the south and easterly sides of the river except for temporary interference during the period of actual construction and subsequent possible requirements for maintenance or repair to dikes, walls, or appurtenant structures or utility lines.

On the north and west sides of the river, a strip of varying width will be required along the bank of the river to assure adequate river channel width. In the areas where construction is required, a strip of adequate width will be acquired to provide about 20' for permanent access for maintenance beyond the proposed new top of the bank.

On this side also, all rights required for construction and access will be acquired by permanent easement except in instances where the utility of the remainder will be impaired to an extent that will make total damage attributable to the easement tantamount to fee value of the ownership involved. This category includes an area approximately equivalent to four unimproved, minimum sized building lots, and one two-family residential property.

5. GROSS APPRAISAL

With the exception of the one residential unit, all of the land required for this project is either vacant, or improvements such as paved surface of streets, walks and parking lots will be restored to the present degree of utility as part of the proposed construction. This land falls generally in three categories; low value unimproved land along the northwest bank of the river, high value land forming the rear portion of the three industrial properties along the southeast bank, and land in and along the former millrace canal required for utility lines, drains, catch basins and bituminous storm water directors. The major portion of land in all three categories is associated with the three industrial plants. In each instance, proper estimation of net value loss attributed to the real estate rights required for the project must be predicated upon the "before and after" appraisal process. Consideration must be given to the effect on marketability of remainders of the areas required under permanent easement for construction components and operational access and the temporary use of land during construction. At this time, detailed data on precise land requirements, property bounds and their inter-relationship is lacking to the extent required for detailed estimates, but certain general conclusions can be attained.

In May, 1961, the former Savage Arms plant was sold for \$215,000, a price well below the remaining capital investment in this property. The owner had vacated the buildings as no longer suited economically to their operation. Standing vacant, this type of property continues to accrue considerable expense. Taxes, maintenance, insurance, and security costs frequently amount to 20% or 25% of the remaining capital investment annually so that the total economic advantage of ownership may be dissipated in four or five years. Under these circumstances, once vacated, a large plant of this type must be disposed of as quickly as possible at any price obtainable. Value is usually dependent on the ability of the property to be adapted to new use or sub-divided to accommodate several owners or tenants. The large multi-story construction of the subject properties are in a period of declining utility, but they do have several years of remaining economic life. The Savage Arms plant has been subdivided and several parcels sold at prices averaging about \$2.00 per square foot. Based on comparison to these units, the total value of all three plants would approximate \$2,500,000 on this conservative basis.

Recent sales in the area have included parcels of vacant land from the Savage Arms Company plant. Most of this land does not have frontage on a public street, but does have good access. Prices average \$.20 per square foot. The land desired for the project is similar or less accessible and this figure is considered to represent a maximum average value. An approximate total of 400,000 square feet of land will be

required under permanent easement on the southeast side of the river, representing an estimated fee value of \$80,000. About one half this area will be required under temporary agreement for up to two years. At a rental value of 10% per year, use of this area would cost \$8,000. Land of these owners on the north side of the river, totalling approximately 15 acres will be required under permanent easement. This land is rear vacant land suitable for future residential development and an average value of \$2,000 per acre or \$30,000 is considered reasonable. The total fee value of all land requirements from these major owners approximates \$118,000. The proposed project is designed so that there will not be any loss of access; all utility lines will be replaced or relocated; no buildings or structures will be acquired or lost, and no diminution of overall utility of any of the three plants is anticipated. Severance damage is therefore eliminated or reduced to minor proportions and the value of all rights required from these ownerships should not exceed \$125,000 in round figures or 5% of the minimum market value of all units before the proposed acquisition.

The topography of this area together with the two sharp bends in the river combine to make the area peculiarly susceptible to flood damage from severe inland storms or even brief periods of above average run-off upstream. Two major storms of record in September 1938 and August 1955 caused heavy damage in Chicopee Falls. The 1955 storm is estimated to have caused 2.8 million dollars damage in this area; more than half of which was incurred by the three industrial properties along the river. In this storm, 7' of water penetrated the Savage Arms buildings. The 1938 flood was of greater magnitude and on the same economic basis, total damage to these properties from these two floods would exceed \$3 million. Lesser floods occurring with greater frequency and individually less damaging would probably provide an accumulated total damage of an additional \$1 million within the period of design flood. Total probable damages within the project economic life would exceed the liquidation value of all three properties. It is reported that the evidence of flood damage was one of the factors considered in the decision to vacate the Savage Arms property with a resultant value loss in excess of \$.5 million.

The proposed project will virtually eliminate the hazards of inundation for these properties and result in increased value under current utilization or any future change in use. In the absence of comparable sales of this type of property in this area subsequent to protection, it is difficult to measure the probable value enhancement. The market will be slow to reflect the improved condition and conservative in making monetary allowances for reduced damage potential, but the savings available would be considered.

A properly prepared total estimate of economic benefits attributable to elimination of potential flood damage has been assembled and reported

on Page 45 of Design Memorandum No. 2 as an annual benefit in the amount of \$127,300. Some of the elements of benefits considered in this figure are not directly applicable as considerations for enhancement of market value. Accordingly, only that estimated portion of total benefits which it is considered would be interpreted by the local real estate market as appreciating value will be utilized herein for the purpose of determining set-off against estimating damages as special benefits.

Computed on the basis of a total reduced damage of at least \$4 million over a project economic life of 100 years results in an annual potential of \$40,000. Capitalized at a conservative 10%, the annual potential savings indicates a gross value increment of \$400,000, well above the total estimated value of land requirements from these properties. It is therefore concluded that the effect of special benefits that will accrue to these properties as a result of the proposed project equals or exceeds the loss in value attributable to the proposed acquisitions and a net zero value is estimated for these rights.

Lacking detailed tract data, it is estimated that about 20,000 square feet of land along and within the former millrace canal is now owned by individuals other than the owners of the three industrial properties discussed above. For the most part, this area is made up of several small parcels associated with commercial properties fronting on Main Street. This rear land is used for loading access and parking, and is not extensively improved. The same average value of \$.20 per square foot is considered applicable and indicates a basic value of \$4,000 for remaining real estate requirements on the south side of the river. No allowance is made for areas to be used for project components or during construction within public streets or walks.

On the northwest side of the river, in addition to land of the industrial plants, the rear portion of several residential lots will be required in order to cut the existing river bank and to provide access for project operation and maintenance. It is currently estimated that the rear portions of four ownerships fronting on Hearthstone Terrace will be acquired under permanent easement. These ownerships are good building lots averaging 120' x 250' in a subdivision of medium value single family dwellings. The rear 100' which includes the present bank of the river will probably be required and value loss to these owners is estimated to average \$1,000 each for a total of \$4,000.

South of the developed end of Hearthstone Terrace an area of vacant improved land has been subdivided. These lots are of low value and the equivalent of about four units valued at \$500 each will be acquired at an estimated total value of \$2,000.

Near the midpoint of the project area adjacent to the northerly bounds of the U.S. Rubber Company land and the west side of the river, an older two-family 2-1/2 story frame residence and small frame barn and a shed occupy a lot assessed as 2.2 acres running to the top of the river bank. The proposed reduction of the bank slope will undermine the residence and require the relocation of a power transmission line that runs along the face of the bank. The relocation may be accomplished in part by using the upper portion of the residential lot and removing the small barn and the shed. It is therefore proposed that this property be acquired in fee. By comparison to other residential units in the area which have been sold recently, this property is estimated to have a value of \$12,000.

TOTAL REAL ESTATE ESTIMATE

Permanent Easement - 400,000 square feet - Left Bank	
Temporary Construction Use - 200,000 square feet - Left Bank	
Permanent Easement - 15A. - Right Bank	
Combined R.E. requirements above	\$ zero
Permanent Easement - 20,000 square feet - Left Bank	4,000
Permanent Easement - Portions of 8 lots - Right Bank	6,000
Fee - 2.2 Acres - Residence - Right Bank	<u>12,000</u>
Total Estimated Value - Real Estate	\$22,000

6. BASIS OF ESTIMATED VALUES

All values estimated for this gross appraisal are predicated upon comparison to reasonably similar recent sales. The rights required involve vacant land except for one residence, and are susceptible of estimation by the comparative approach to value.

A portion of the sales data analyzed for this estimate is set forth below. Sales listed are shown on Comparable Sales Map - Plate #4.

7. COMPARABLE SALES

<u>Sale No.</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Consideration</u>
1	Savage Arms Co.	James G. Cayon	5/5/61	\$ 215,000
2	James G. Cayon	Stanley Szlachetka	12/18/61	5,000
3	James G. Cayon	Richard B. Green	9/14/61	22,000
4	James G. Cayon	Glenwood Trucking Co.	12/20/61	32,000
5	James G. Cayon	James J. Hendron Mfg. Company	12/18/61	15,000
6	James G. Cayon	Anthony Maiuri	7/18/62	10,000
7	J.A. Realty Co.	George Dulchinos	7/17/59	1,000
8	Onil Poudrier	Jane Strycharz	9/17/56	1,000
9	Onil Poudrier	Victor Nadeau	6/1/55	500
10	D.A. Bidwell	Dorothy Danek	4/30/59	11,500
11	Janik Const. Co.	Richard Chase	2/3/58	12,500
12	Janik Const. Co.	Sidney Bayer	12/1/61	10,500

Sales # 1-6 cover the transfer of the former Savage Arms Company plant and subsequent outsales of portions of the property. Prices range from just under \$1.00 per square foot for Sales # 4-5 with 38,759 square feet and 16,000 square feet to just over \$2.00 per square foot for Sale #3 with 10,804 square feet. Sales #2 and #6 are parcels of land containing about 1/2 acre each near the front of the plant.

Sales # 7-9 are unimproved residential lots on Hearthstone Terrace and Bray's Street, a paper street in the area required for widening the river along the north bank.

Sales # 10-12 are residential units on Mayflower Street and Acker Circle in a residential subdivision built about 15 years ago immediately west of the residential unit to be acquired. These units are smaller and occupy smaller lots than the subject, but are more modern and in better condition.

8. ESTIMATED TAX LOSSES

Tax Rate 1962 - \$65.00 per thousand.

Nearly all of the property rights required for this project will be acquired by permanent easement. In most instances, the remainder will not be reduced in value and no tax loss will occur. In other instances, the loss in value is minor and it is not anticipated that assessed values will be changed. The residential property to be acquired in fee is assessed at \$1,000 for land. It is possible that low value residential land which has been subdivided on paper will be acquired in fee for an additional assessed value of \$1,000. Total estimated annual tax losses based on current assessments and tax rates would be:

\$2,000 at \$.65 thousand - \$130 per year

9. OUTSTANDING RIGHTS

Each of the industrial properties has some degree of riparian ownership in the river and there are numerous utility lines in and adjacent to the project area. None of these rights which are essential to the property will be abridged by the project. No special rights, mineral deposits, or other interests in the real estate are known to exist at this time that would require special coverage herein.

10. RELOCATIONS

The project will not require relocation of streets, railroads or highways. Utility relocations as required will be accomplished as part of the construction contract or under relocation agreement and no special acquisition of real estate for these purposes is anticipated.

11. RESETTLEMENT

In the absence of special legislative authority, resettlement allowances are not paid in Massachusetts in conjunction with public works. At the present time, there is no resettlement provision for the subject project and no expenditures are anticipated for this item.

12. ADMINISTRATIVE COSTS

The lands acquisition program will be administered for the local interests by the Massachusetts Water Resources Commission. This organization will make the necessary provisions for mapping, surveying, and appraisal. The Chicopee city solicitor will participate in negotiation and closings. Condemnation, if required, will be the responsibility of the United States both for title and failure to negotiate direct purchase.

ADMINISTRATIVE COSTS

Administrative costs of the lands acquisition program whether borne initially by the Massachusetts Water Resources Commission or by the City of Chicopee are considered eligible for inclusion in first project costs.

A. Mapping, Survey and Legal Descriptions

A contract has been consummated by the Water Resources Commission with the firm of Tighe and Bond, Inc. of Holyoke, Massachusetts on a per diem cost basis. Due to the lack of boundary definition, this work is expected to be somewhat more time consuming than average, and a estimate is currently being carried for this phase of the program at \$10,000.

B. Appraisal

Two local professionally designated real estate appraisers have been selected and approved to participate in appraising the properties required. The cost for 12 tracts requiring appraisal is estimated at \$3500.

C. Negotiation and Closing

This phase of activity will probably be the responsibility of the City Solicitor. Costs will be accumulated on the same basis as charges for work performed for the city. Total cost for this item is estimated at \$500.

D. Condemnation

Condemnation both for title and for failure to negotiate for direct purchase will be the responsibility of the United States. It is currently estimated that two tracts will require this means of acquisition and an allowance of \$500. is made for this purpose.

TOTAL ADMINISTRATIVE COSTS

The above estimates of administrative costs to be borne initially by local interests total \$14,000. Costs anticipated for participation of NED acting primarily in a reviewing and advisory capacity except for condemnation are currently estimated at \$4000. for a total of \$18,000. plus contingency allowance.

Estimated Costs to Local Interests	\$14,000.
Estimated Cost to NED	4,000.
	<u>\$18,000.</u>
Plus 10% Contingency	1,800.
	<u>\$19,800.</u>
	Rounded to: \$20,000.

13. COST SUMMARY

Estimated - 20 tracts

(1) Fee Title - 2.2 acres w/improvements	\$12,000
(2) Permanent Easement - 400,000 S.F. plus 15 acres Temporary use for construction - 200,000 S.F.	\$10,000
(3) Improvements (included in #1)	---
(4) Mineral and Crop Damage	---
(5) Water Rights and Outstanding Interests	---
(6) Severance Damage	---
(7) Resettlement Costs	---
(8) Relocations	---
(9) Acquisition and Administrative Costs	<u>\$20,000</u>
Total	\$42,000
Contingency 20%	<u>8,400</u>
Total	\$50,400
Rounded to:	\$50,000

The contingency allowance is relatively high on a per centum basis, but the actual amount is considered reasonable to cover possible hidden ownerships, changes in project alignment and the possibility of adverse condemnation awards.

14. ACQUISITION SCHEDULE

It is presently contemplated that invitation to bid on the contract for this project will be distributed 15 April 1963. The contract award is scheduled for 15 May 1963 and construction should start in early June 1963. It is initially proposed that construction rights-of-entry shall be acquired over all property necessary to early construction activity and acquisition of permanent easement and fee will be accomplished by 1 August 1963.

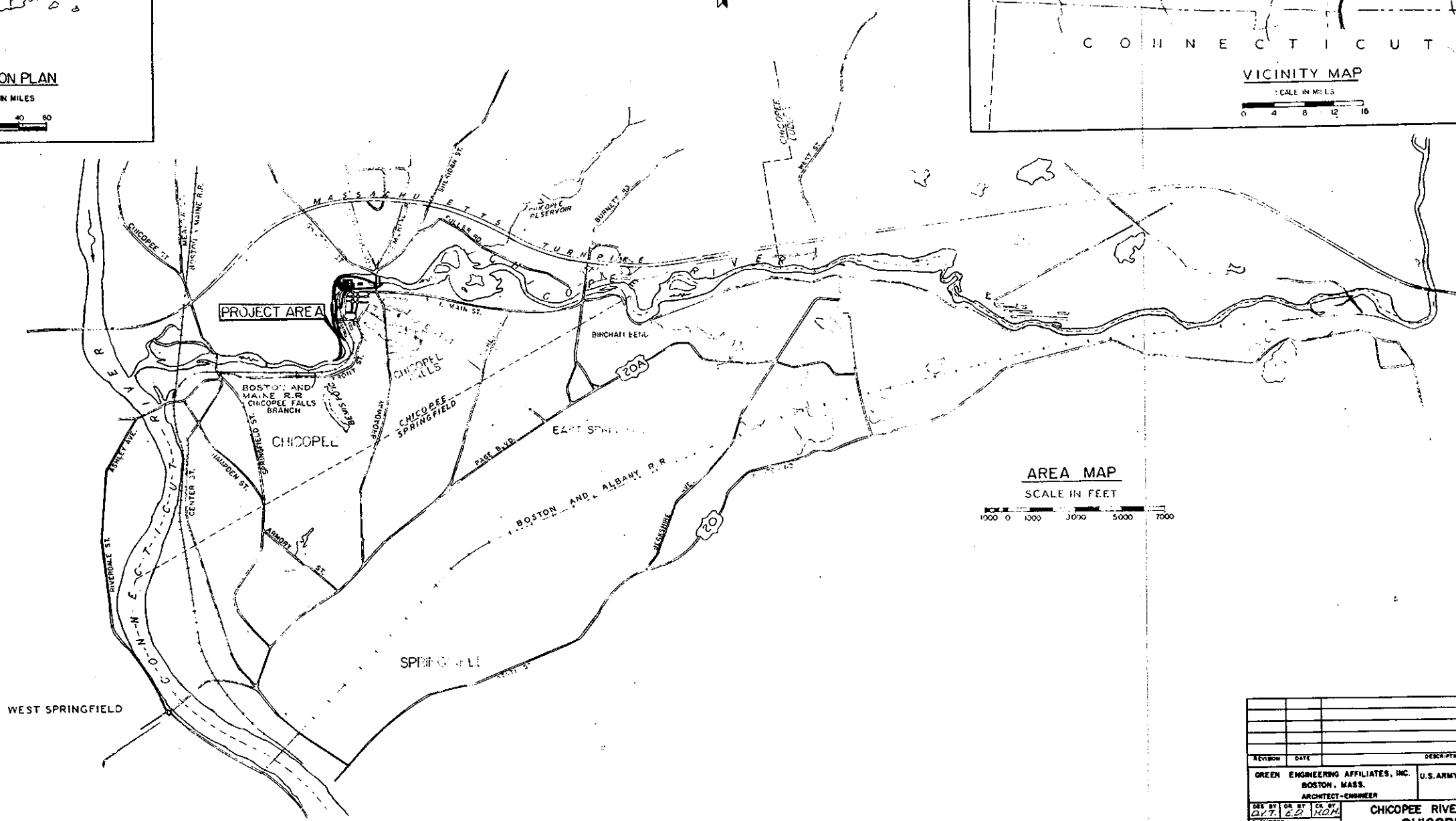
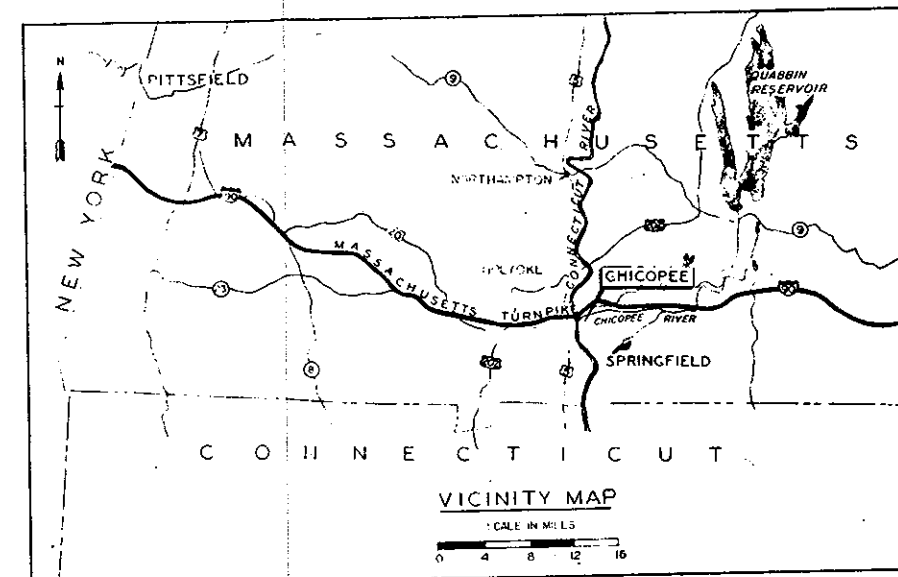
15. ASSURANCE OF LOCAL PARTICIPATION

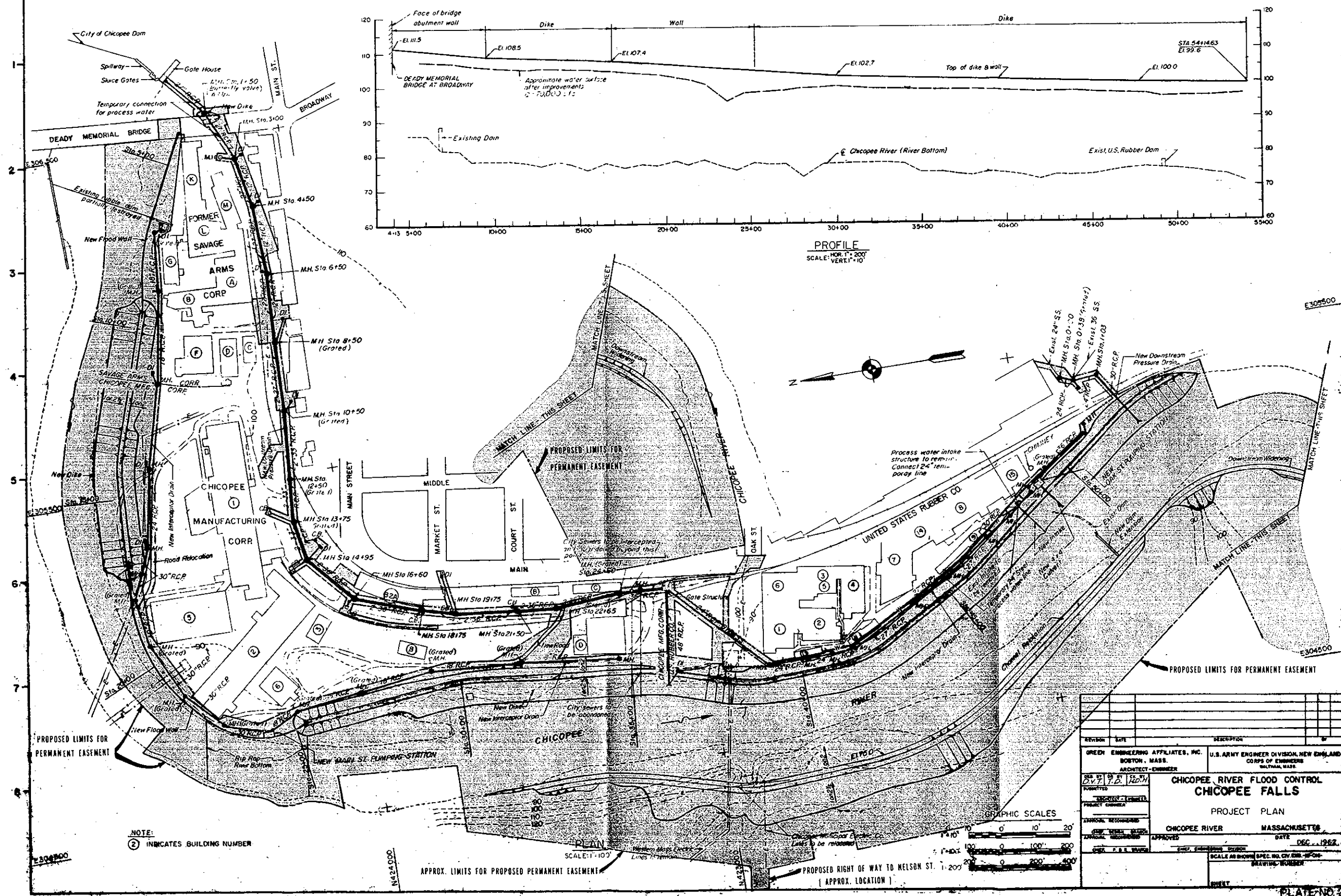
The 20% of eligible first project costs to be borne by local interests as required by Project Authorization will be furnished by the Commonwealth of Massachusetts. Executed copies of the assurance have been received, and a facsimile copy is included herein as Plate #3.

16. CONCLUSIONS AND RECOMMENDATIONS

It is proposed that this Real Estate Design Memorandum #3 shall serve as a basis for the approval of the real estate acquisition program outlined herein contingent upon adherence to existing regulations. It is anticipated that minor changes and deviations may be required by the dictates of sound real estate practices and refinement of engineering requirements.

On this basis, it is recommended that this Design Memorandum for Real Estate #3 be approved as submitted.

[illegible]



ASSURANCE
OF THE
COMMONWEALTH OF MASSACHUSETTS

WHEREAS, the project for flood protection on the Chicopee River, Massachusetts, is authorized by Act of Congress approved July 14, 1960, Public Law 86-645, and in accordance with the plans and recommendations in House Document No. 434, 86th Congress, 2nd Session, to provide, among other things, local flood protection for Chicopee Falls consisting of channel enlargement, levees, concrete flood walls, and appurtenant works;

WHEREAS, this portion of the project within the limits indicated on plans prepared by the U.S. Army Engineer Division, New England, Corps of Engineers, can be completed at a cost now estimated to be One Million Seven Hundred Seventy Thousand Dollars (\$1,770,000.00) for construction; and

WHEREAS, local interests desiring the prosecution of this portion of the project are agreeable that certain assurances for local cooperation will be executed;

NOW, THEREFORE, the Commonwealth of Massachusetts, acting by and through its Water Resources Commission, in compliance with the conditions contained in House Document No. 434, 86th Congress, 2nd Session, will:

(a) Contribute 20% of the first cost of the project, said 20% being presently estimated at Three Hundred Fifty-Four Thousand Dollars (\$354,000.00), including the value of lands, easements, and rights-of-way, the actual cost of construction to be determined upon completion of the project;

(b) Acquire, where direct purchase can be effected as hereinafter outlined, all lands, easements, and rights-of-way required for the project; costs so incurred and so paid, including administrative expenses involved, will be credited to the contribution referred to in (a) above;

(c) Hold and save the United States free from damages due to the construction works;

(d) Permit no encroachment on improved channels or on ponding areas, and, if ponding areas or capacities are impaired, provide substitute storage capacity or equivalent pumping capacity promptly without cost to the United States; and

(e) Maintain and operate all the works after completion in accordance with regulations prescribed by the Secretary of the Army.

PLATE NO. 3 (1)

FURTHER, the Commonwealth of Massachusetts acting by and through its Water Resources Commission does;

(1) Agree that the value of the lands, easements, and rights-of-way to be acquired by it shall be determined by an independent appraiser or appraisers, the selection of whom shall be approved in advance by the Division Engineer, U.S. Army Engineer Division, New England, or his authorized representative;

(2) Agree that the fees to be paid to approved appraisers will be likewise approved in advance by the Division Engineer, U. S. Army Engineer Division, New England, or his authorized representative, before such services are actually procured;

(3) Agree that the appraised values of any lands, easements, and rights-of-way to be acquired shall be approved in advance by the Division Engineer, U. S. Army Engineer Division, New England, or his authorized representative, prior to commencement of negotiations for purchase with the owners;

(4) Agree, in conducting negotiations for purchase with owners, to comply with the policy announced by the Congress in Section 301, Public Law 86-645, approved 14 July 1960 and Corps of Engineers implementation thereof; the policy and procedure will be more fully discussed in conferences between Corps of Engineers and Commonwealth of Massachusetts representatives which will be initiated promptly upon the execution of this assurance;

(5) Consent, where direct purchase is not effected under the Congressional Policy and Corps of Engineers procedure referred to in (4) above, to the entry of a condemnation proceeding in the U. S. District Court for the District of Massachusetts, by the United States Attorney's office, which action contemplates such purchases to be made by an exercise of the U. S. Government's right of eminent domain;

(6) Agree, where purchase is not effected as contemplated in (4) above, to furnish funds for deposit into the Registry of the Court at the time of filing of the Declaration of Taking, such funds to be based on the amounts of the appraised values previously approved by the Division Engineer; and agree, further, to furnish additional funds, as needed, to pay deficiency judgments which amounts will be the difference between amounts on deposit and the amounts of the awards finally made by the Court; funds so furnished hereunder will be charged as project costs and will be credited to the contribution referred to in (a) above.

PLATE NO. 3 (2)

IN WITNESS WHEREOF, the Commonwealth of Massachusetts, acting by and through its Water Resources Commission, as authorized by Chapter 552 of the Acts of 1962, has executed the within assurance this 12th day of February 1963.

COMMONWEALTH OF MASSACHUSETTS
WATER RESOURCES COMMISSION

BY /s/ Clarence I. Sterling, Jr.

/+/ CLARENCE I. STERLING, JR.
Director and Chief Engineer
Authorized to sign by vote
of the Water Resources
Commission on July 9, 1962.

ACCEPTANCE

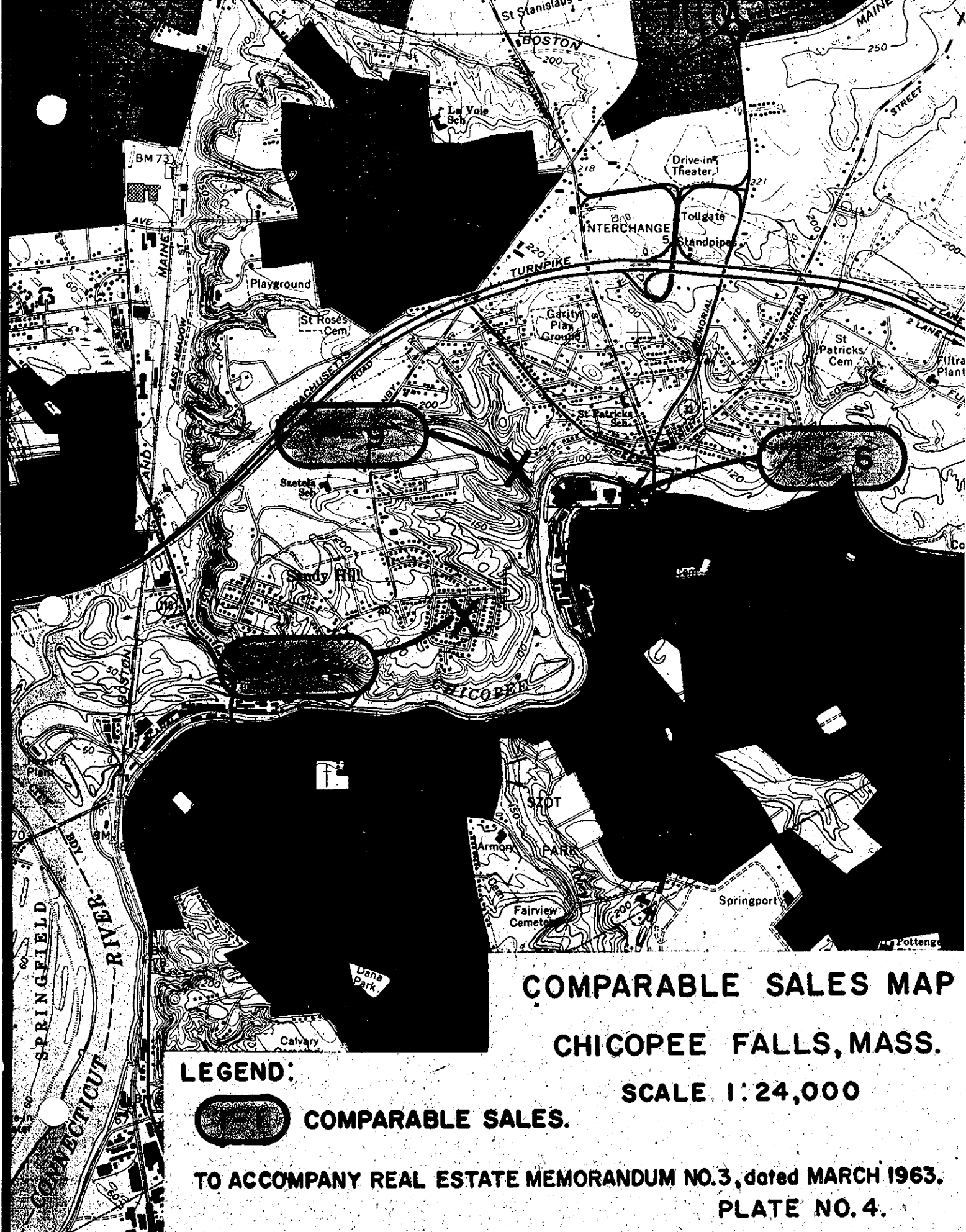
The within assurance is hereby accepted for and on behalf of the
United States of America.

14 February 1963

BY /s/ P. C. Hyzer

P. C. HYZER
Colonel, Corps of Engineers
Division Engineer

PLATE NO. 3 (3)

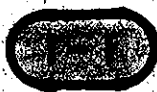


COMPARABLE SALES MAP

CHICOPEE FALLS, MASS.

SCALE 1:24,000

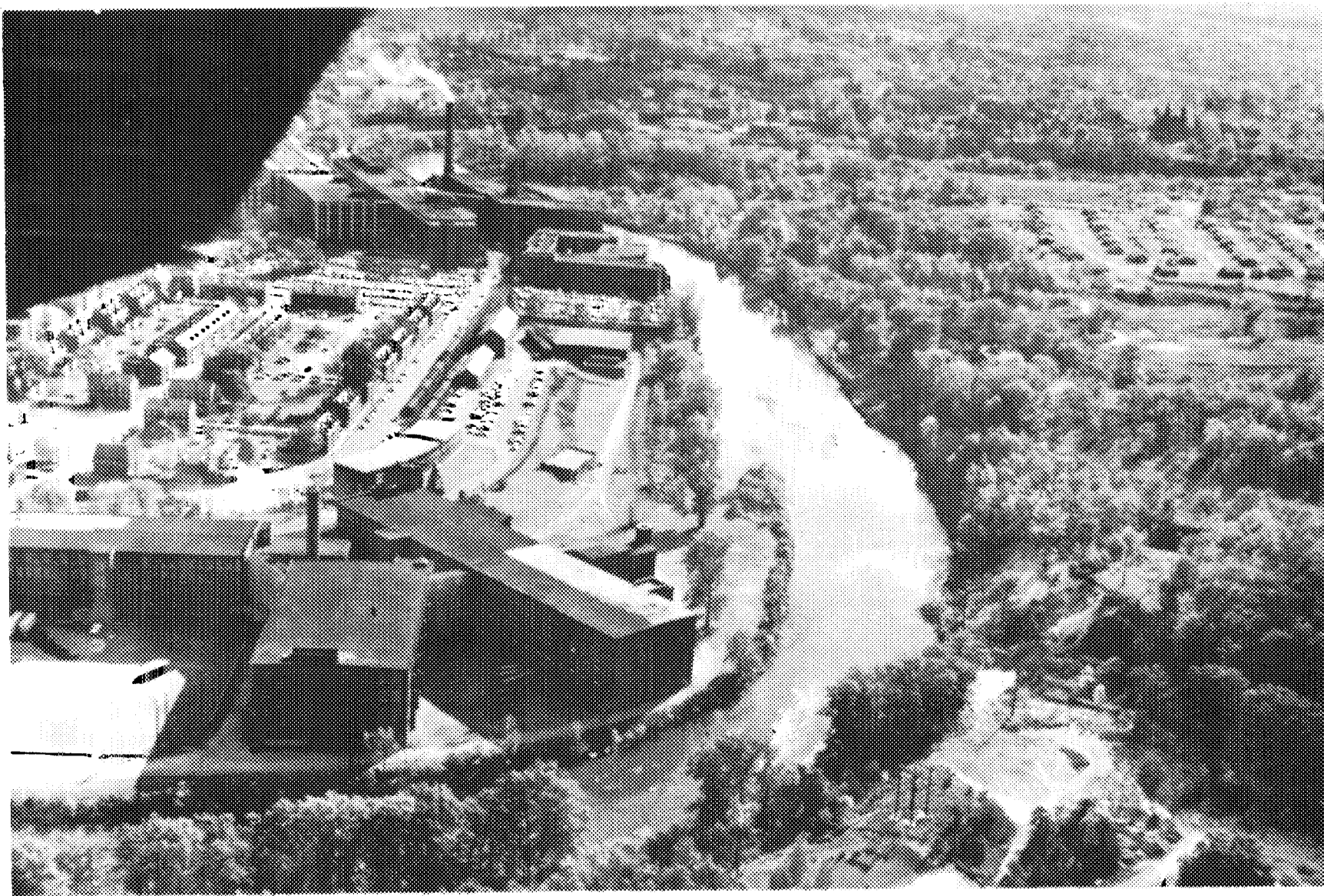
LEGEND:



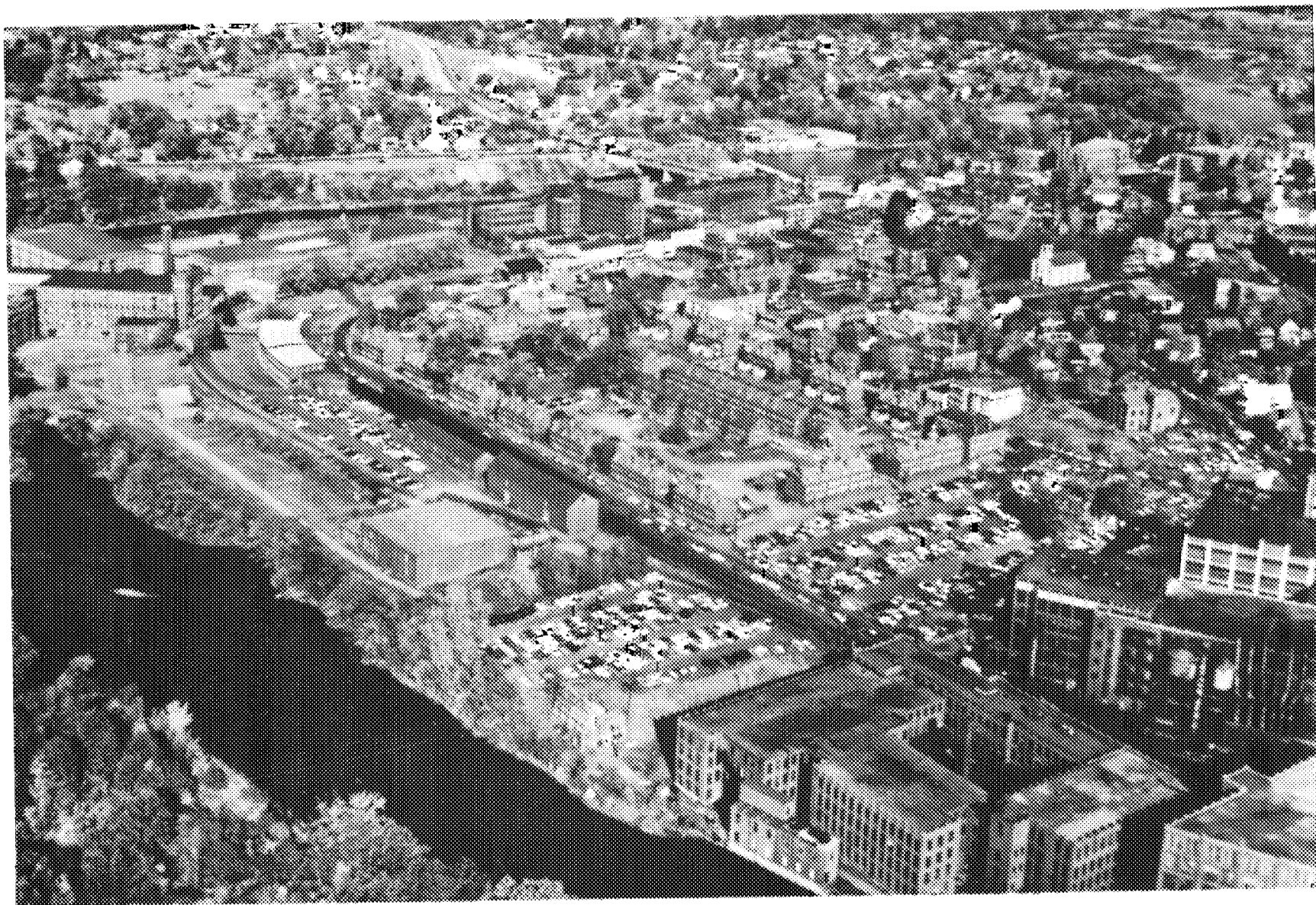
COMPARABLE SALES.

TO ACCOMPANY REAL ESTATE MEMORANDUM NO.3, dated MARCH 1963.

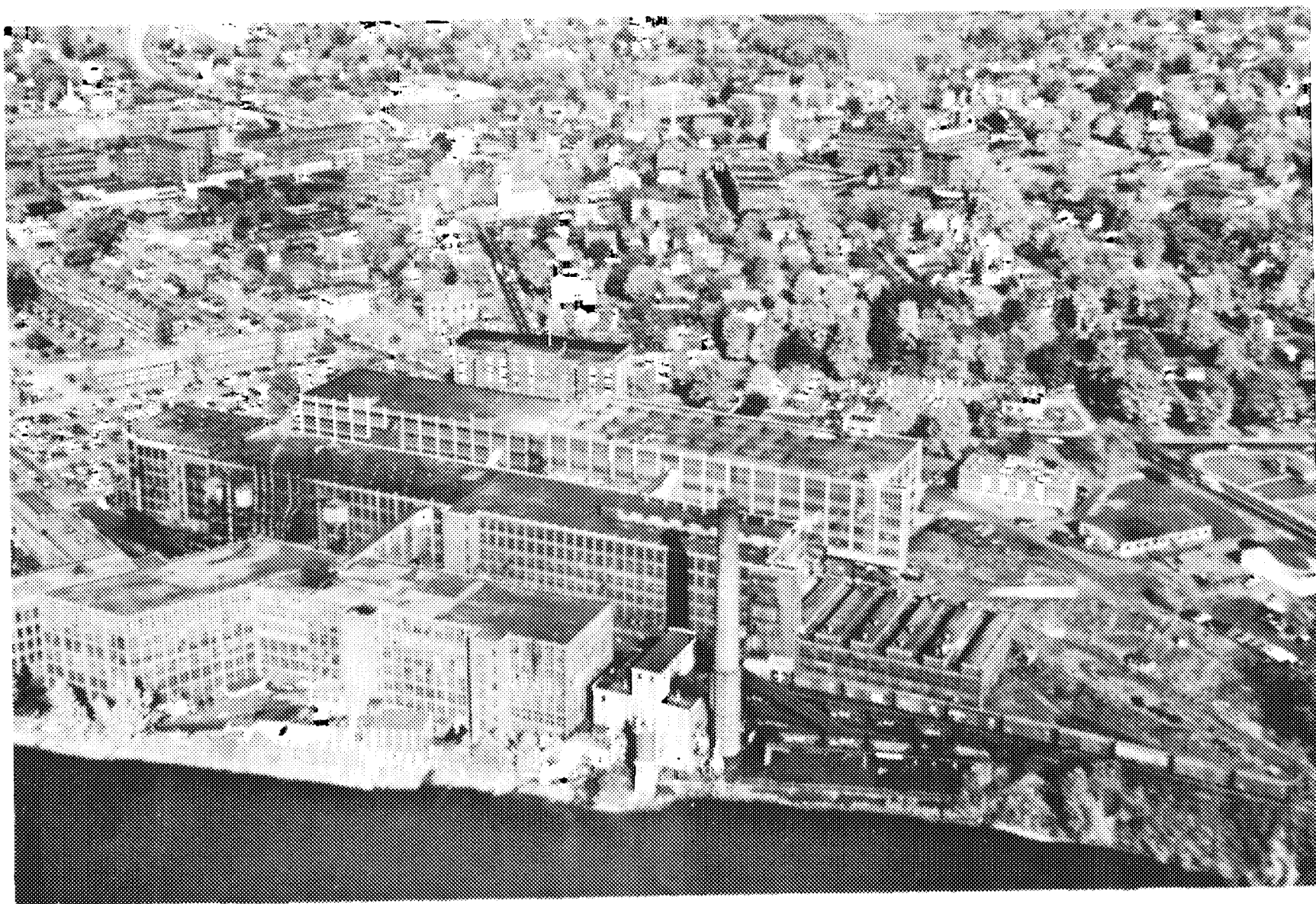
PLATE NO.4.



No. 1 Chicopee River at Chicopee Falls, Mass., looking south.
Chicopee Mfg. Corp. in foreground; U. S. Rubber Co. in
background beyond parking lot.



No. 2 Chicopee River at Chicopee Falls, Mass., looking northeast.
U. S. Rubber Co. in lower right; Chicopee Mfg. Corp. in
middle left; former Savage Arms Corp. in center.



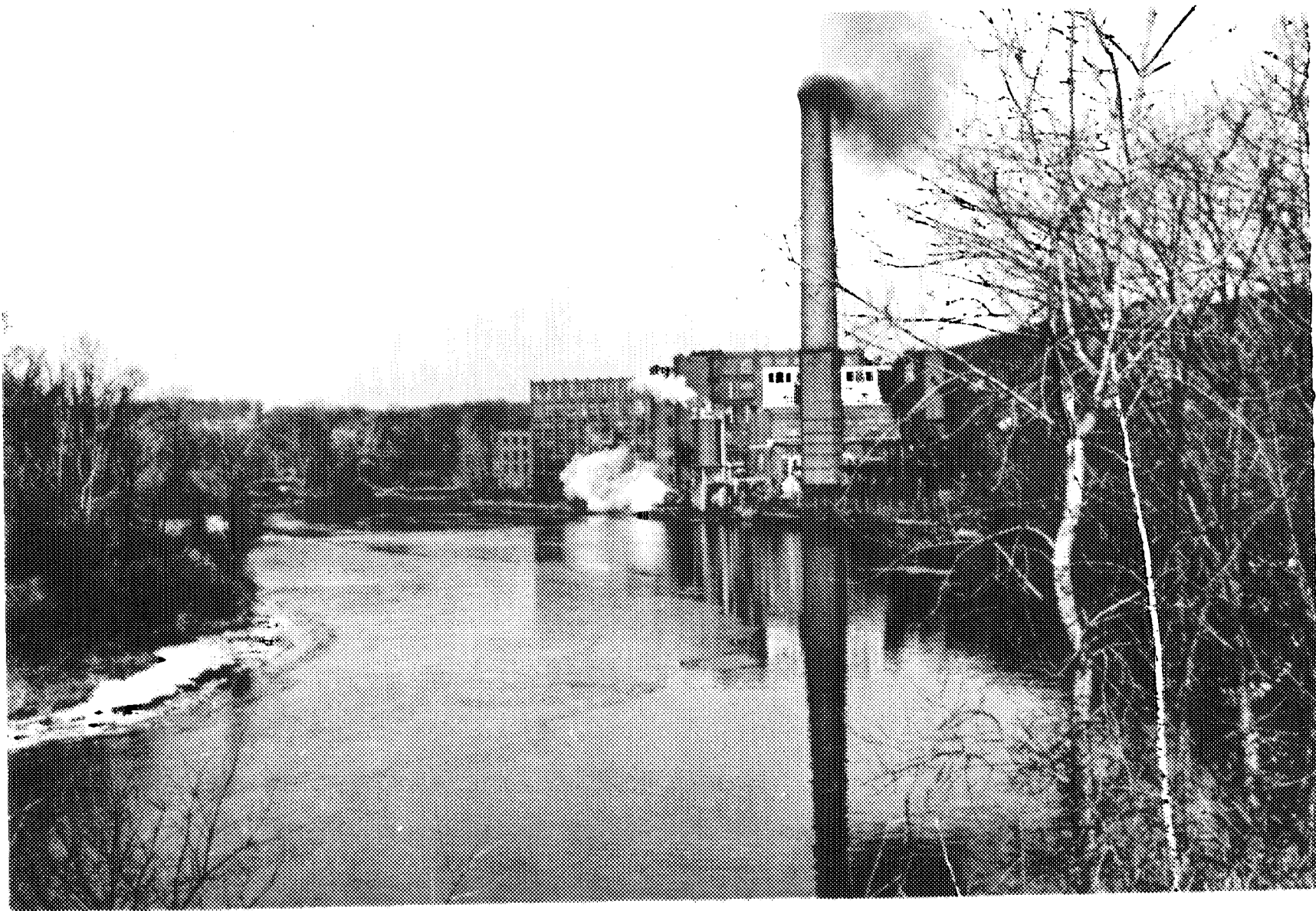
No. 3 Chicopee River at Chicopee Falls, Mass., looking east.
U. S. Rubber Co. in foreground



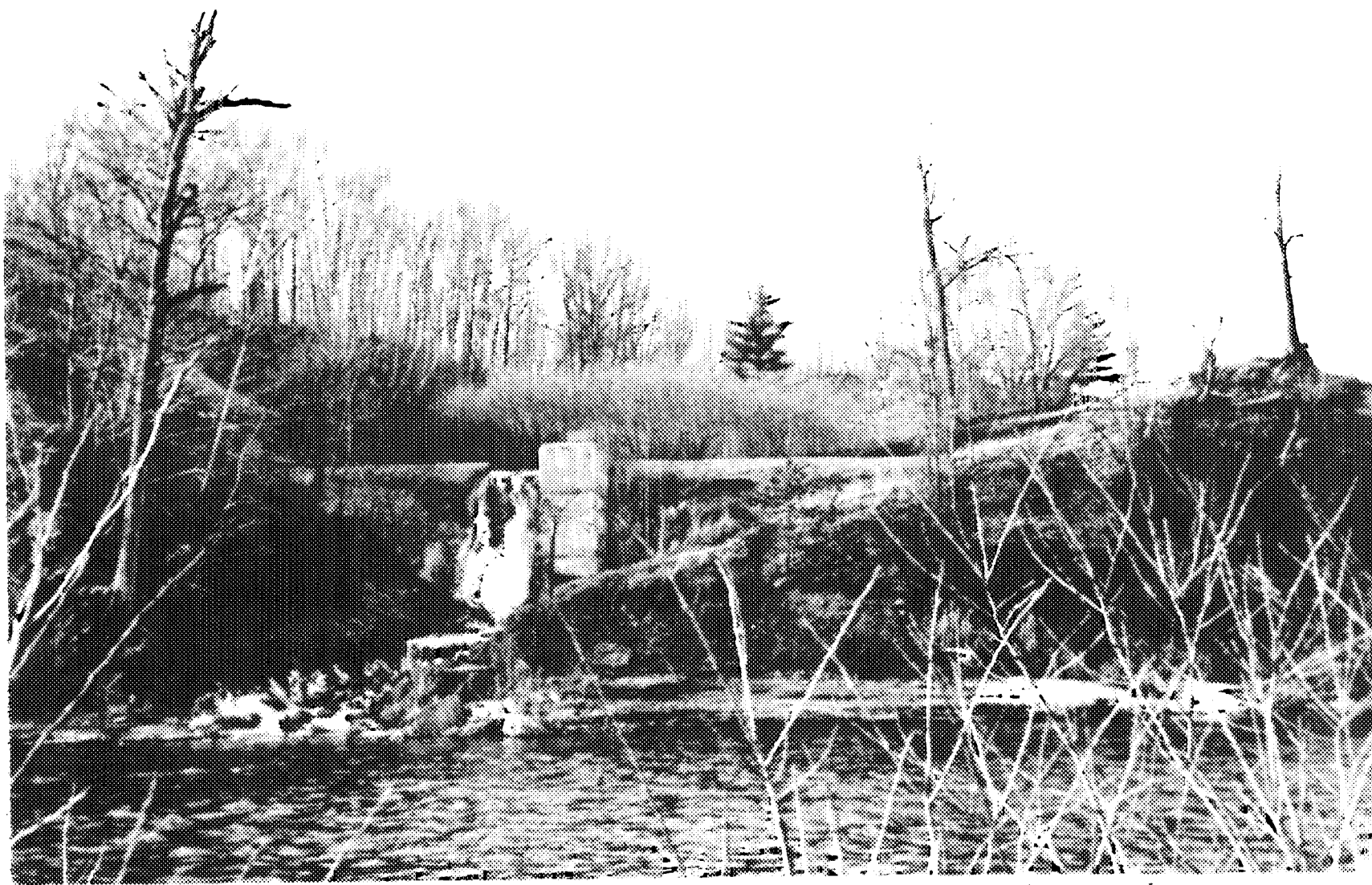
No. 4 Chicopee River at Chicopee Falls, Mass., looking southeast.
Chicopee Mfg. Corp. in center



No. 5 Chicopee River at Chicopee Falls, Mass., looking east.
Chicopee Mfg. Corp. in foreground, with former Savage
Arms Corp. beyond, at center



No. 6 - Looking easterly upstream. U. S. Rubber Company buildings at the center.



No. 7 - Chicopee Falls Abandoned Dam right bank - north
of Chicopee Manufacturing Corp.



No. 8 - Chicopee Falls

Looking west downstream proposed
concrete flood wall along Chicopee
Manufacturing Corp. property